

---

# EXHIBIT A

## ADJUSTABLE RATE NOTE

(1 Year Payment Option / 1 Month LIBOR Index / Payment and Rate Caps)

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. INCREASES AND DECREASES TO MY MONTHLY PAYMENT AND MY INTEREST RATE ARE LIMITED. THE PRINCIPAL AMOUNT TO REPAY COULD BE GREATER THAN THE AMOUNT ORIGINALLY BORROWED, BUT NOT MORE THAN THE LIMIT STATED IN THIS NOTE. A BALLOON PAYMENT MAY BE DUE AT MATURITY.

March 28, 2007  
[Date]

LIVONIA  
[City]

Michigan  
[State]

62927 BRAUN DRIVE, WASHINGTON, MI 48094  
[Property Address]

### 1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay Three Hundred Seven Thousand Six Hundred Fifty and 00/100 Dollars (U.S.\$307,650.00) plus any amounts added in accordance with Sections 3 (C) and 3 (F) of this Note (this amount is called "principal"), plus interest, to the order of the Lender. The Lender is Chevy Chase Bank, F.S.B. I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by Transfer and who is entitled to receive payments under this Note is called the "Note Holder."

### 2. INTEREST

#### (A) Interest Rate

Interest will be charged on unpaid principal, including any deferred interest added to the unpaid principal (as described in Section 3 (C) below), until the full amount of principal has been paid. Until the first Interest Rate Change Date (as defined in Section 2 (B) below), I will pay interest at the yearly rate of 8.125%. The interest rate I will pay may change monthly.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 8 (B) of this Note.

#### (B) Interest Rate Change Dates

The interest rate I will pay may change on the first day of May, 2007, and on that day every month thereafter. Each date on which my interest rate could change is called an "Interest Rate Change Date." The new rate of interest will become effective on each Interest Rate Change Date.

#### (C) Interest Rate Limits

My interest rate will never be greater than 19.900%. My interest rate will never be less than the Margin as set forth in Section 2 (E) below.

#### (D) The Index

Beginning with the first Interest Rate Change Date, my interest rate will be based on an Index. The "Index" is the one month London Interbank Offered Rate (LIBOR) as published in *The Wall Street Journal*. The most recent Index figure available as of the first business day after the twenty-fifth day of the month immediately preceding the month in which the Interest Rate Change Date occurs is called the "Current Index."

If the Index or any Index previously substituted under this Section 2 (D) is no longer available, or is otherwise unpublished, the Note Holder may choose a new Index and a new Margin to result in a rate similar to the rate in effect at that time which is based upon comparable information. The Note Holder will give me notice of the choice.

#### (E) Calculation of Interest Rate Changes

Before each Interest Rate Change Date, the Note Holder will calculate my new interest rate by adding Two and 850/1000 percentage points ( 2.850% ) (the "Margin") to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the interest rate limits stated in Section 2 (C) above, the rounded amount will be my new interest rate (the "Fully Indexed Rate") until the next Interest Rate Change Date.

This is certified to be a  
TRUE COPY  
of the original document

PURCHASE MONEY  
MORTGAGE

Return To:  
Document Control Dept.  
7501 Wisconsin Avenue  
Bethesda, MD 20814

cen 38696

MIN 1000153-0556072890-3

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated March 28, 2007 together with all Riders to this document.

(B) "Borrower" is FRANK VINCENT SCOLA AND DENISE RENEE DEGREEF,  
HUSBAND AND WIFE.

Borrower's address is 62927 BRAUN DRIVE, WASHINGTON, MI 48094  
. Borrower is the mortgagor under this Security Instrument.

MICHIGAN-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3023 1/01

VMP -5A(MI) (0005)

Page 1 of 15

Initials:

FVS DRD

VMP MORTGAGE FORMS - (800)521-7291



15049087

MIN

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888)679-MERS.  
(D) "Lender" is Chevy Chase Bank, F.S.B.

Lender is a federally chartered savings bank organized and existing under the laws of the United States of America  
Lender's address is 7501 Wisconsin Avenue, Bethesda, MD 20814

(E) "Note" means the promissory note signed by Borrower and dated March 28, 2007  
The Note states that Borrower owes Lender Three Hundred Seven Thousand Six Hundred Fifty and 00/100 Dollars  
(U.S. \$ 307,650.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 1, 2037

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

<input checked="" type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input checked="" type="checkbox"/> Other(s) [specify] Legal Descrip. Construction-Perm Rider.

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

---

## EXHIBIT B

Printed on 8/10/2011 9:53:13 AM

---

EXHIBIT C



Freddie  
Mac

BROKER'S PRICE OPINION

Exterior /Curb Side ☒ Inspection Date 7/22/2011 ✓ Freddie Mac Loan # \_\_\_\_\_  
Interior ☐ Servicer Loan # \_\_\_\_\_  
Interior Access Denied ☐ Reason \_\_\_\_\_ BPO # 448944496

BPO Firm Name Thomas C Bonk		Broker Thomas Bonk		Phone 586-725-0683	
<b>SUBJECT PROPERTY DESCRIPTION</b>					
Property Address 62927 BRAUN DR				Unit # _____	
City WASHINGTON	County MACOMB	State MI	Zip 48094		
Is property currently listed for sale with a real estate firm? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Name of Listing Broker, Salesperson or Firm _____ Phone _____	
Property Type: <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> SFD <input type="checkbox"/> 2 Fam <input type="checkbox"/> 3 Fam <input type="checkbox"/> 4 Fam <input type="checkbox"/> Condo <input type="checkbox"/> Mfg Home				Condo Fee \$ _____	
Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant					
<b>Estimate of repairs needed for subject property</b>					
<b>Interior:</b> Painting \$ 0 Structural \$ 0 Appliances \$ 0 Utilities \$ 0 Carpet/Floors \$ 0 Other \$ 0 Cleaning/Trash Removal \$ 0			<b>Exterior:</b> Painting \$ 0 Structural \$ 0 Landscaping \$ 0 Roof \$ 0 Windows \$ 0 Other \$ 0		
Repairs Total: \$ 0			Do you recommend repairs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Overall Property Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor  
 Are there any items that require IMMEDIATE attention/action? ☐ Yes ☒ No  
 Title/Legal Issues? ☐ Yes ☒ No  
 Do any environmental issues affect the value of the property? ☐ Yes ☒ No  
 If yes to any of the above, please explain:  
 \_\_\_\_\_  
 \_\_\_\_\_

**NEIGHBORHOOD**

Property Values: ☐ Increasing ☐ Stable ☒ Declining  
 Predominant Occupancy: ☒ Owner ☐ Tenant  
 Marketing Time: ☐ Under 3 Mos. ☐ 3-6 Mos. ☒ Over 6 Mos.  
 Vacancy Rate: ☒ 0-5% ☐ 5-10% ☐ 10-20% ☐ 20% +  
 No. of Active Listings in Neighborhood: 16 Price Range of Active Listings in Neighborhood: \$ 160000 to \$ 799000

**COMMENTS**  
 Subject area is built up with a variety of home styles of various ages and designs. Subject is located in a rural area of homes. Area is red driven by 10-20%. Homes in this area are priced up to 799,000, prominate area of well kept homes.


**VALUE ESTIMATION**

Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
225000 As Is	220000	225000	230000
225000 As Repaired	220000	225000	230000

Property should be listed: As Is: ☒ As Repaired: ☐  
 Anticipated Seller-Paid Financing Costs: \$ 0

**COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)**  
 Market is slow and homes are not selling easily at the current time. Many homes on the market in subject area, many with more amenities than subject. Priced comparable to surrounding homes. Currently there is alot of new construction being built in subject area. There are no adverse factors affecting marketability in the subject neighborhood.

7/22/2011  
Date

  
 PREPARED BY: \_\_\_\_\_  
 Signature



COMPETITIVE LISTINGS							
ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	62927 BRAUN DR WASHINGTON MI 48094	7650 augusta RD WASHINGTON MI 48094		13193 WINDHAM RD WASHINGTON MI 48094		60488 KITTLE RD WASHINGTON MI 48094	
Proximity to Subject		2.63		2.62		1.39	
Current List Price	\$ 0	\$ 229000		\$ 229900		\$ 234000	
Current List Date	0	5/31/2011		6/4/2011		6/24/2011	
Original List Price	\$ 0	\$ 229000		\$ 229900		\$ 234000	
Original List Date	0	5/31/2011		6/4/2011		6/24/2011	
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms 8 Bdrm 3 Baths 2.5	Total # of Rooms 8 Bdrm 3 Baths 2.5		Total # of Rooms 9 Bdrm 3 Baths 2.5		Total # of Rooms 8 Bdrm 3 Baths 2	
Gross Living Area	2500 Sq.Ft.	2470 Sq.Ft.	Code.	2500 Sq.Ft.	Code.	2585 Sq.Ft.	Code.
Location	RURAL	RURAL	E	RURAL	E	RURAL	E
Site/Lot Size	.89	.22	I	.35	I	.90	E
Design and Appeal	BRICK	BRICK	E	BRICK	E	BRICK	E
Age (number of yrs. since house was built)	10	5	E	7	E	11	E
Overall Condition		GOOD	E	GOOD	E	GOOD	E
Garage/Carport	3 ATT	2 ATT	E	3 ATT	E	2 ATT	E
Porch, Patio Deck, Pool, Fence	PORCH	PORCH	E	PATIO, PORCH	E	PATIO	E
Overall Rating/Est \$	0	+4000	I	+4000	I	0	E
Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)							
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>							
COMMENTS:							
COMP 3 APPEARS MOST COMPARABLE TO SUBJECT, CENTRAL AIR, CATHEDRAL CEILINGS, SKYLIGHTS, FRONT AND BACK PORCHES, COMP 2 ADJUST FOR LOT SIZE, PATIO, PORCH, OUTSIDE LIGHTING, FIREPLACE, CENTRAL AIR, MAPLE KIT, CERAMIC FLOORING, COMP 1 GOLF COURSE ACROSS FROM HOME, SPRINKLER SYSTEM, SPA/HOT TUB, CENTRAL AIR, OAK KIT.							

CLOSED SALES							
ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	62927 BRAUN DR WASHINGTON MI 48094	11673 DIAMOND RD WASHINGTON MI 48094		14641 BARTON RD WASHINGTON MI 48094		61308 CENOR RD WASHINGTON MI 48094	
Proximity to Subject		2.69		2.49		0.88	
Original List Price	\$ 0	\$ 230000		\$ 234500		\$ 239900	
List Price When Sold	\$ 0	\$ 230000		\$ 234500		\$ 239900	
Sales Price	\$ 0	\$ 230000		\$ 220000		\$ 225000	
Sales Date	0	7/12/2011		6/24/2011		5/12/2011	
Days on Market	0	19		67		42	
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms 8 Bdrm 3 Baths 2.5	Total # of Rooms 8 Bdrm 4 Baths 2.5		Total # of Rooms 8 Bdrm 3 Baths 2.5		Total # of Rooms 8 Bdrm 4 Baths 2.5	
Gross Living Area	2500 Sq.Ft.	2400 Sq.Ft.	Code.	2500 Sq.Ft.	Code.	2791 Sq.Ft.	Code.
Sales or Financing Concessions	0	0	E	0	E	0	E
Location	RURAL	RURAL	E	RURAL	E	RURAL	E
Site/Lot Size	.89	.45	I	.27	I	1.34	S
Landscaping	NICELY	NICELY	E	NICELY	E	NICELY	E
Design and Appeal	BRICK	BRICK	E	BRICK	E	BRICK	E
Age (number of yrs. since house was built)	10	17	I	6	E	14	E
Overall Condition		GOOD	E	GOOD	E	GOOD	E
Garage/Carport	3 ATT	2 ATT	I	3 ATT	E	2 ATT	I
Porch, Patio Deck, Pool, Fence	PORCH	PORCH, PATIO	E	PATIO	E	PORCH	E
Overall Rating/Est \$	0	5000	I	+2000	E	-4000	E
Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)							
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>							
COMMENTS:							
Subject info is estimated. No priors found and nothing in public records. Sold comp 2 appears to be most comparable to subject in age, style and location, adjustment for lot size, sprinkler system, fireplace, central air, fresh paint in kit and dining; Comp 1 adjustments for age and lot size; central air, fireplace, hardwood flooring, Comp 3 adjustments for garage and gla. walk in closets, newer septic field.							

SUBJECT PHOTOGRAPH ADDENDUM

File No. ~~12-12020-mg~~

Borrower/Client

Property Address 62027 BRAUN DR

City WASHINGTON

County MACOMB

State MI

Zip Code 48094

Lender



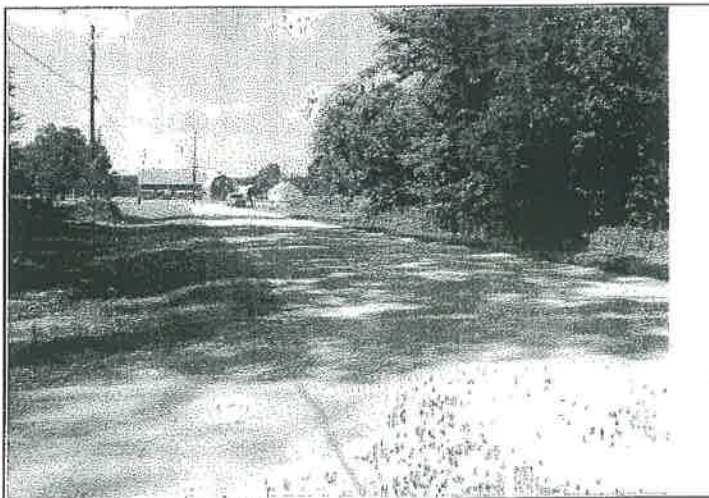
FRONT OF  
SUBJECT PROPERTY

Subject Front



REAR OF  
SUBJECT PROPERTY

Subject Rear



STREET SCENE

Subject Street



ADDITIONAL PHOTOGRAPH ADDENDUM

File No. [REDACTED]

Borrower/Client				
Property Address	62927 BRAUN DR			
City	WASHINGTON	County	MACOMB	State MI Zip Code 48094
Lender				



Subject Address




ADDITIONAL PHOTOGRAPH ADDENDUM

File No. [REDACTED]

Borrower/Client				
Property Address 62927 BRAUN DR				
City	WASHINGTON	County	MACOMB	State MI Zip Code 48094
Lender				

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMPARABLES PHOTOGRAPH ADDENDUM  
(Comps 1-3)

File No. [REDACTED]

Borrower/Client _____				
Property Address 62927 BRAUN DR _____				
City WASHINGTON _____	County MACOMB _____	State MI _____	Zip Code 48094 _____	
Lender _____				



Comparable Sale 1  
11673 DIAMOND RD  
WASHINGTON MI 48094  
Date of Sale: 7/12/2011  
Sale Price: 230000  
Sq. Ft.: 2400  
\$ / Sq. Ft.: \_\_\_\_\_



Comparable Sale 2  
44641 BARTON RD  
WASHINGTON MI 48094  
Date of Sale: 8/24/2011  
Sale Price: 220000  
Sq. Ft.: 2500  
\$ / Sq. Ft.: \_\_\_\_\_



Comparable Sale 3  
61308 CETNOR RD  
WASHINGTON MI 48094  
Date of Sale: 5/12/2011  
Sale Price: 225000  
Sq. Ft.: 2791  
\$ / Sq. Ft.: \_\_\_\_\_



LISTING COMPARABLE PHOTOGRAPH ADDENDUM

File No. [REDACTED]

Borrower/Cient

Property Address 62927 BRAUN DR

City WASHINGTON

County MACOMB

State MI

Zip Code 48094

Lender



Listing 1 Front

7650 augusta RD



Listing 2 Front

13193 WINDHAM RD



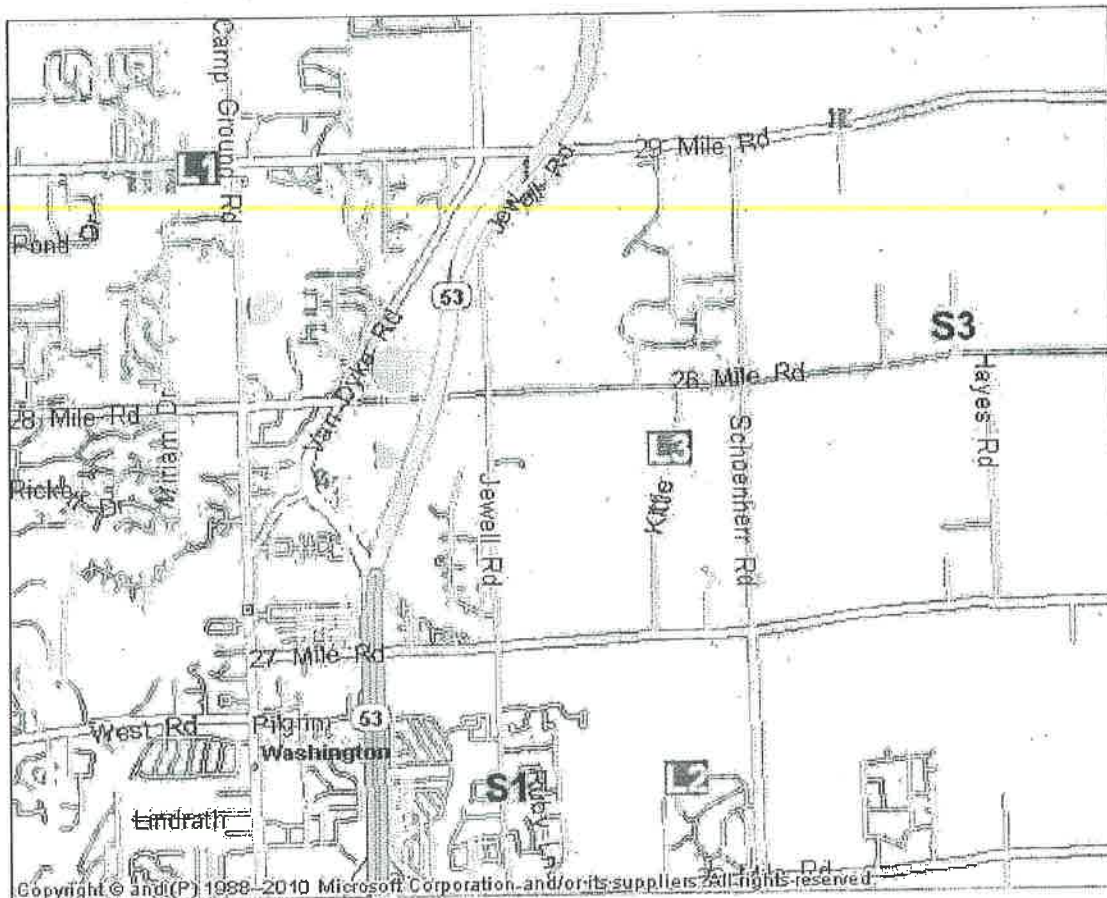
Listing 3 Front

60488 KITTLE RD

LOCATION MAP ADDENDUM

File No. [REDACTED]

Borrower/Client				
Property Address 62927 BRAUN DR				
City	County	State	Zip Code	
WASHINGTON	MACOMB	MI	48094	
Lender				



Copyright © and (P) 1988-2010 Microsoft Corporation and/or its suppliers. All rights reserved.

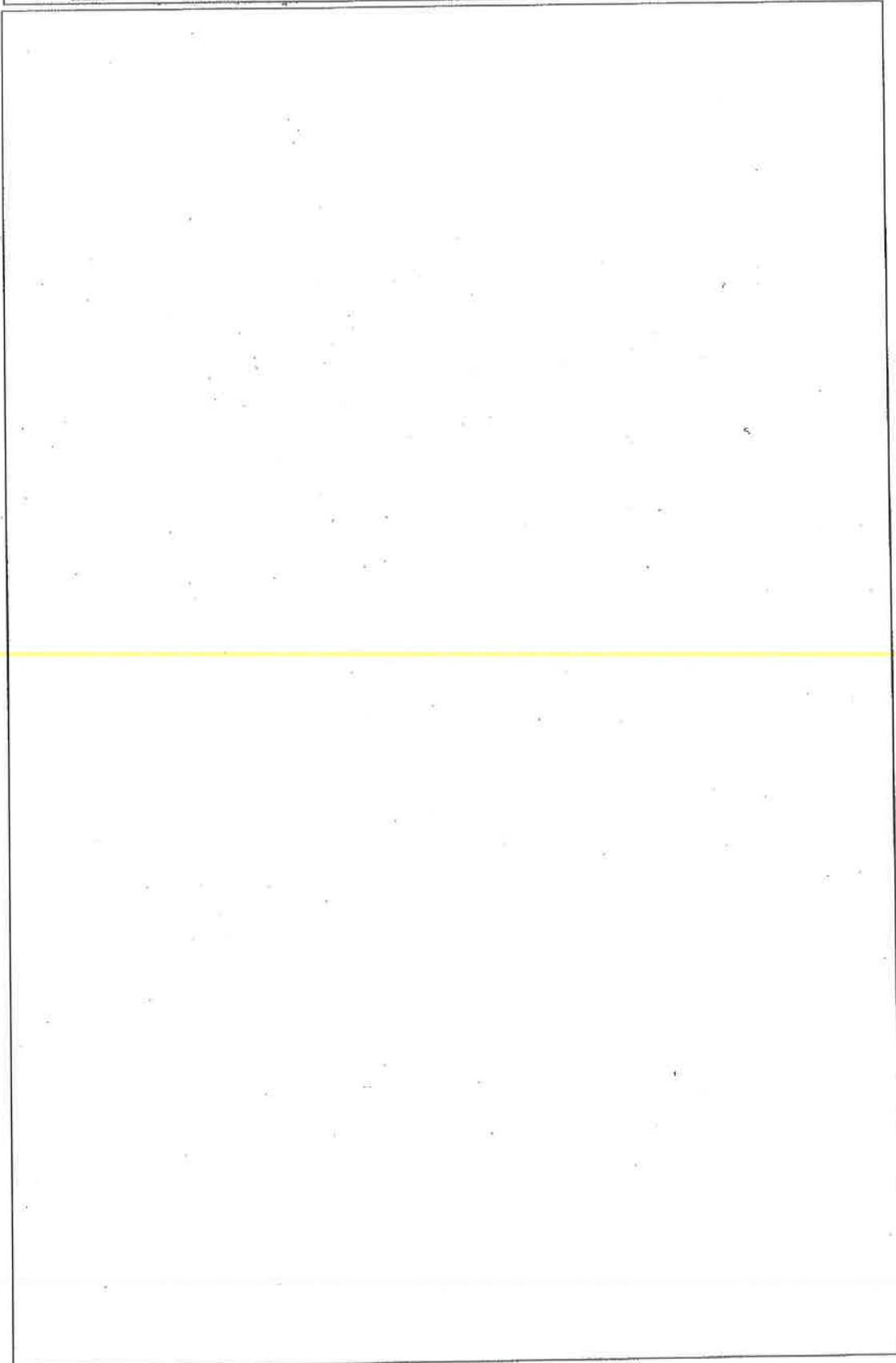
Subject Property: 62927 BRAUN DR

Comparables	Distance	Recent Sales	Distance
<b>S1</b> 7650 augusta RD	2.63mi.	<b>S1</b> 11673 DIAMOND RD	2.89mi.
<b>S2</b> 13193 WINDHAM RD	2.62mi.	<b>S2</b> 14641 BARTON RD	Not Found
<b>S3</b> 60488 KITTLE RD	1.39mi.	<b>S3</b> 61308 CETNOR RD	0.88mi.



File No. [REDACTED]

Borrower/Client _____				
Property Address 62927 BRAUN DR _____				
City	WASHINGTON	County	MACOMB	State MI Zip Code 48004
Lender _____				



This document was generated on: 8/3/2011 8:03:04 AM